

TRANSFER  
TAX  
PAID

DEED OF SALE BY

PERSONAL REPRESENTATIVE


002838

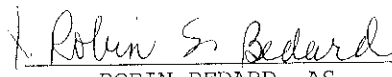
THAT ROBIN BEDARD, of Waterville, County of Kennebec and State of Maine duly appointed and acting personal representative of the estate of RUTH A.E. BEDARD, deceased, intestate, as shown by the probate records of the County of Kennebec, Maine, and not having given notice to each person succeeding to an interest in the real estate described below as least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will by the power conferred by the Probate Code, and every other power, for consideration paid, grants to MICHAEL R. DONIHUE and SUSAN H. MACKENZIE, as JOINT TENANTS the real property in Waterville, County of Kennebec, State of Maine, described as follows, to wit:

SEE ATTACHED EXHIBIT A

WITNESS, my hand and seal this 29th day of JANUARY, 1999.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

  
WITNESS

  
ROBIN BEDARD, AS  
PERSONAL REPRESENTATIVE  
OF THE ESTATE OF  
RUTH A.E. BEDARD

STATE OF MAINE  
Kennebec, ss

January 29, 1999

Then personal appeared the above named ROBIN BEDARD in her said capacity and acknowledged the foregoing instrument to be her free act and deed.



  
DAVID R. WHITTIER, ESQ.  
Notary Public

DAVID R. WHITTIER  
MY COMMISSION EXPIRES:  
AUGUST 31, 2000

A certain lot or parcel of land located on the Southwesterly side of the Trafton Road in Waterville, Kennebec County, Maine and bounded and described as follows to wit:

Beginning at a wooden stake found in the Southwesterly line of the Trafton Road marking the Southeasterly corner of land now or formerly of Peter A. Rines, Jr and Vicki D. Rines as recorded in the Kennebec County Registry of Deeds in Book 5747 at Page 232 and the most Northeasterly corner of the herein described parcel. Thence South twenty five degrees fifty four minutes East ( S 25° 54' E ) along the Southwesterly line of the Trafton Road for one hundred fifty two and zero tenths feet ( 152.0' ) to a point marking the Northeasterly corner of land now or formerly of Harold D. Woodside and Linda Woodside as recorded in the Kennebec County Registry of Deeds in Book 1574 at Page 320 and the most Easterly corner of the herein described parcel. Thence South fifty two degrees fourteen minutes West ( S 52° 14' W ) along the Northerly line of Woodside for three hundred forty one and zero tenths feet ( 341.0' ) to a point marking the Northwesterly corner of land now or formerly of Harold D. Woodside and Linda Woodside as recorded in the Kennebec County Registry of Deeds in Book 5807 at Page 64. Thence South twenty five degrees fifty four minutes East ( S 25° 54' E ) along the Westerly line of Woodside for one hundred seventy five and zero tenths feet ( 175.0' ) to a point marking the Southwesterly corner of Woodside. Thence South fifty two degrees fourteen minutes West ( S 52° 14' W ) along the Northerly line of land now or formerly of Royal G. Roderick and Shirley J. Roderick as recorded in the Kennebec County Registry of Deeds in Book 2049 at Page 05 for fifty six and zero tenths feet ( 56.0' ) to an iron pipe found marking the Northwesterly corner of Roderick and the Northeasterly corner of land now or formerly of Royal Roderick and Shirley Roderick as recorded in the Kennebec County Registry of Deeds in Book 3482 at Page 349. Thence South fifty two degrees thirty eight minutes West ( S 52° 38' W ) along the Northerly line of Roderick and the Northerly line of land now or formerly of Trafton Properties, Inc as recorded in the Kennebec County Registry of Deeds in Book 3295 at Page 303 for seven hundred seventeen and eight tenths feet ( 717.8' ) to an iron pin found. Thence South fifty two degrees thirty six minutes West ( S 52° 36' W ) along the Northerly line of Trafton Properties, Inc for six hundred ninety and eight tenths feet ( 690.8' ) to a 3/4" steel pin found with surveyor's identification cap inscribed "Lloyd C. Rowe, PLS 813" marking the most Southerly corner of the herein described parcel. Thence North fifty eight degrees fifty three minutes West ( N 58° 53' W ) along a Northeasterly line of Trafton Properties, Inc for four hundred fourteen and two tenths feet ( 414.2' ) to a six inch ( 6" ) triple blazed hemlock tree marking the most Westerly corner of the herein described parcel. Thence in a Northeasterly direction along land now or formerly of Theodore Kerr as recorded in the Kennebec County Registry of Deeds in Book 3166 at Page 313 and along the remains of a wire fence and a stone wall to a 5/8" steel pin found

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with surveyor's identification cap inscribed "John Pickett, PLS 351" marking the most Southwesterly corner of land now or formerly of Thomas Bedard and Gloria Bedard as recorded in the Kennebec County Registry of Deeds in Book 5445 at Page 52. The bearing and distance between the tree and the steel pin found is North twenty eight degrees fifty seven minutes East ( N 28° 57' E ) for seven hundred sixty six and six tenths feet ( 766.6' ). Thence North fifty eight degrees twelve minutes East ( N 58° 12' E ) along the Southerly line of Bedard for five hundred fifty one and nine tenths feet ( 551.9' ) to a point. Thence North fifty eight degrees three minutes East ( N 58° 03' E ) along the Southerly line of Bedard for four hundred thirty three and one tenth feet ( 433.1' ) to a wooden stake found marking the Northwesterly corner of Rines. Thence South thirty one degrees forty two minutes East ( S 31° 42' E ) along the Westerly line of Rines for two hundred seven and zero tenths feet ( 207.0' ) to a point marking the Southwesterly corner of Rines. Thence North sixty three degrees thirty minutes East ( N 63° 30' E ) along the Southerly line of Rines for three hundred sixty seven and zero tenths feet ( 367.0' ) to a wooden stake found on the Southwesterly line of the Trafton Road at the point of beginning.

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Reserving to Peter A. Rines, Jr and Vicki D. Rines, their heirs and assigns, an easement for the use and maintenance of a leech field as described in Book 5747 at Page 232 of the Kennebec County Registry of Deeds.

The herein described parcel of land contains twenty three and six tenths acres ( 23.6 Ac. ) and is a portion of the premises conveyed to Emile H. Berard and Ruth A. E. Berdard by Orris O. Grant, et ux, dated June 5, 1952 and recorded in the Kennebec County Registry of Deeds in Book 924 at Page 510. Conveyance was also made from Emile H. Bedard and Ruth A. E. Bedard to Emile H. Bedard and Ruth A. E. Bedard for the purpose of joint tenancy in Book 2666 at Page 241 of the Kennebec County Registry of Deeds. Emile H. Bedard died July 10, 1992 leaving Ruth A.E. Bedard as the surviving joint tenant. Bearings have been rotated to match a standard boundary survey, with exceptions, for Trafton Properties, Inc by Rowe and Wendell in November 1987. Distances are from a standard boundary survey, with exceptions, by Rowe and Wendell Surveying for Mike Donihue in January 1999.

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ATTEST: *Thomas R. Bedard*  
REGISTER OF DEEDS